



PLANNING AND ZONING BOARD AGENDA

Revised 9/16/08

PUBLIC HEARING - THURSDAY, SEPTEMBER 18, 2008 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

PAT ESPARZA, Chair

FRANK MIZNER, Vice Chair
RANDY CARTER
BETH COONS

KEN SALAS
CHELL ROBERTS
SCOTT PERKINSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the October 6, 2008 City Council meeting. At that time, City Council will establish October 20, 2008, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.cityofmesa.org prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

- A. CONSIDER THE MINUTES FROM THE AUGUST 19, 2008, AND AUGUST 21, 2008 STUDY SESSIONS AND REGULAR HEARING:

CONSENT AGENDA

- B. TAKE ACTION ON ALL CONSENT ITEMS:

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

- C. DISCUSS AND TAKE ACTION ON THE FOLLOWING CASE:

- *1. **Z08-58 (District 6)** 4209 and 4215 South Sagewood. Located north of Warner Road and east of Power Road (4.6± acres). Site Plan Modification. This request will allow the construction of office/warehouse buildings. Trudy Licano, owner; Jonathan Stringer, applicant.

STAFF PLANNER: Jennifer Gniffke

Staff Recommendation: Approval with Conditions.

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- **1. Z08-59 (District 5)** The 7300 to 7400 blocks of East Hermosa Vista Drive (south side). Located north of McKellips Road and west of Sossaman Road (12.74± ac.). Rezone from R1-15 to R1-15 PAD and Site Plan Review. This request will allow for the development of a single residential subdivision. Don Sutherland, owner; Danny Perkinson, applicant; Clint Garner, Allen Consulting Engineers, Inc., engineer. Also consider the preliminary plat for "Saguaro View Estates"

STAFF PLANNER: Krissa Lucas

Staff Recommendation: Approval with Conditions.

- 2. Z08-60 (District 6)** 6428 East Test Drive. Located south of the Superstition Freeway and west of Power Road (3.17±acres). Modification of an existing Ordinance and Site Plan Review. This request will allow the development of an automobile dealership. Joe Cardinale, Cardinale Automotive Group, owner; David Ward, Gallagher & Kennedy, P.A., applicant; Michael Denbleyker, P.E. V3 Companies of Arizona, engineer.

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Approval with Conditions.

- **3. Z08-61 (District 6)** 4908 South Ellsworth Road. Located south of Warner Road on the west side of Ellsworth Road (30±acres). Rezone from AG to M-1 and Site Plan Review. This request will allow the construction of a plumbing supply company and other related industrial and commercial uses. Ross N. Farnsworth, owner; Reese L. Anderson, Pew and Lake, PLC, applicant.

STAFF PLANNER: Rob Dmohowski

Staff Recommendation: Approval with Conditions.

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

- *1. GPMinor08-09 (District 5)** The 3400 and 3500 blocks of North Recker Road (west side) and 5700 to 5900 blocks of Thomas Road (south side). Located south of Thomas Road and west of Recker Road. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park (BP) to Neighborhood Commercial (NC) (22± ac). This will allow for the development of commercial and office uses. DTD-Devco 13, LLC; Elizabeth Gaston, owner; Pew & Lake, PLC; Sean B. Lake, applicant, Olsson Associates; Leonard J. Swartz, engineer. **CONTINUED FROM THE AUGUST 21, 2008 HEARING.**

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Continuance to the October 16, 2008 hearing.

- *2. **Z08-54 (District 5)** The 3400 and 3500 blocks of North Recker Road (west side) and 5700 to 5900 blocks of Thomas Road (south side). Located south of Thomas Road on the west of Recker Road (26± acres). Rezone from R1-90 to C-1, C-2, and PEP, and Site Plan Review. This request will allow the development of commercial and office uses. DTD-Devco 13, LLC; Elizabeth Gaston, owner; Pew & Lake, PLC; Sean B. Lake, applicant, Olsson Associates; Leonard J. Swartz, engineer.
CONTINUED FROM THE AUGUST 21, 2008 HEARING.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Continuance to the October 16, 2008 hearing.

3. **GPMInor08-10 (District 5)** 235 North Ellsworth Road. Located south of University Drive on the east side Ellsworth Road (8.6± acres). Minor General Plan Amendment. This request will amend the Mesa 2025 General Plan land use designation for the site from Medium Density Residential 4-6 du/acre (MDR 4-6) to High Density Residential 15+ du/acre (HDR 15+). Uebel Family Trust/Jack and Susan Kantor Living Trust, owner; Ralph Pew; Pew and Lake, PLC, applicant.

STAFF PLANNER: Josh Mike

Staff Recommendation: Approval with Conditions.

4. **GPMInor08-11 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). Minor General Plan Amendment. This request will amend the Mesa 2025 General Plan land use designation for the site from Mixed Use Residential (MUR) to High Density Residential 15+ du/acre (HDR 15+). Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant.

STAFF PLANNER: Tom Ellsworth/Lesley Davis

Staff Recommendation: Denial.

5. **Z08-62 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). District 6. Rezone from AG (conceptual M-1, C-2, R-2, and R-3) to R-4. This request will allow the zoning for high-density residential development. Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant.

STAFF PLANNER: Tom Ellsworth/Lesley Davis

Staff Recommendation: Denial.

F. HEAR A PRESENTATION, DISCUSS AND PROVIDE COMMENT ON THE FOLLOWING:

Discuss and provide comment on a presentation of the Fiesta District Design Guidelines.

Staff Planners: Catherine Ji and Veronica Gonzalez

Note: Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at www.cityofmesa.org

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